

Economic Indicators

Loudoun County, Virginia

March 2005

	Reporting Period	Current Period	Current Year-to-Date	Last Year-to-Date	Percent Change*
New Residential Construction					
New Residential Units Permitted	February 2005	430	800	1,141	-29.9%
Single Family Detached Units Permitted	February 2005	256	532	474	12.2%
Single Family Attached Units Permitted	February 2005	123	217	265	-18.1%
Multifamily Units Permitted	February 2005	51	51	402	-87.3%

Source: Loudoun County Department of Building and Development

New Nonresidential Construction					
	February 2005	212,503	291,205	208,214	39.9%
Office SF Permitted	February 2005	0	0	0	na
Flex/Industrial SF Permitted	February 2005	12,060	12,060	105,708	-88.6%
Retail SF Permitted	February 2005	99,328	99,328	88,100	12.7%
Other SF Permitted	February 2005	101,115	179,817	14,406	1148.2%
Taxable SF Permitted	February 2005	142,732	217,881	208,214	4.6%
Nontaxable SF Permitted	February 2005	69,771	73,324	0	na
Total Value Nonresidential Construction	February 2005	62,899,148	89,709,455	17,350,190	417.1%
Value of New Buildings	February 2005	\$59,776,000	\$83,923,411	\$9,877,214	749.7%
Value of Alterations/Additions	February 2005	\$3,123,148	\$5,786,044	\$7,472,976	-22.6%
Route 28 Taxing District SF Permitted	February 2005	0	73,646	144,219	-48.9%
Value of Route 28 Permitted Construction	February 2005	\$1,666,406	\$4,763,209	\$9,341,141	-49.0%

Source: Loudoun County Department of Building and Development

Housing Sales					
	November 2004	1,079	12,034	10,408	15.6%
Single Family Detached	November 2004	526	6,076	5,091	19.3%
Single Family Attached	November 2004	409	4,375	4,232	3.4%
Condominium	November 2004	144	1,583	1,085	45.9%

Source: Loudoun County Department of Financial Services

Washington Dulles International Airport					
Total Passengers	December 2004	2,249,842	22,872,064	16,950,344	34.9%
International Passengers	December 2004	378,896	4,445,767	3,845,021	15.6%
Total Freight (metric tonnes)	December 2004	27,293	307,564	285,324	7.8%

Source: Metropolitan Washington Airports Authority

Taxable Sales (000s)	3rd Quarter 2004	\$811,780	\$2,541,008	\$2,242,372	13.3%
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Source: Virginia Department of Taxation

* Percent change calculated using current year-to-date and last year-to-date.

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	Reporting Period	Current Period	Last Period	Same Period Previous Year	Percent Change*
Average Housing Prices	November 2004	\$466,934	\$481,572	\$388,464	20.2%
Single Family Detached	November 2004	\$590,993	\$593,580	\$509,178	16.1%
Single Family Attached	November 2004	\$377,291	\$391,362	\$301,417	25.2%
Condominium	November 2004	\$268,383	\$269,489	\$208,560	28.7%

Source: Loudoun County Financial Services

At Place Employment					
Employees	2nd Quarter 2004	112,189	108,125	104,514	7.3%
New Jobs (over previous quarter)	2nd Quarter 2004	4,064			
Establishments	2nd Quarter 2004	6,144	6,037	5,637	9.0%
New Businesses (over previous quarter)	2nd Quarter 2004	107			
Gross Wages (millions)	2nd Quarter 2004	\$1,349	\$1,376	\$1,255	7.5%

Source: Virginia Employment Commission

Consumer Price Index					
Washington-Baltimore DC/MD/VA (1996=100)	January 2005	121.3	120.9	117.1	3.6%
US-All Urban Consumers (1982-84=100)	January 2005	190.7	190.3	185.2	3.0%

Source: US Bureau of Labor Statistics

Civilian Labor Force					
Loudoun County	January 2005	126,945	122,121	119,965	5.8%
Northern Virginia	January 2005	1,294,224	1,302,038	1,277,398	1.3%

Source: Virginia Employment Commission

Unemployment Rate					
Loudoun County	January 2005	2.2	1.8	2.3	-4.3%
Northern Virginia	January 2005	2.7	1.9	2.5	8.0%
Virginia	January 2005	3.7	3.4	3.9	-5.1%
United States	January 2005	5.7	5.1	6.3	-9.5%

Source: Virginia Employment Commission

Washington Economic Index					
Leading Index (1987=100)	November 2004	110.5	111.1	110.3	0.2%
Current Index (1987=100)	November 2004	114.7	116.2	106.0	8.2%

Source: Center for Regional Analysis

Non-Residential Vacancy					
Total	4th Quarter 2004	14.6%	15.4%	17.8%	-18.0%
Office	4th Quarter 2004	12.8%	13.4%	16.7%	-23.4%
Flex	4th Quarter 2004	23.9%	25.3%	29.0%	-17.6%
Industrial	4th Quarter 2004	8.0%	8.4%	8.3%	-3.6%

Source: Realty Information Group

* Percent change calculated using current period and same period previous year.